

TEXAS TRANSPORTATION COMMISSION

EL PASO County

MINUTE ORDER

Page 1 of 1

EL PASO District

In the city of El Paso, EL PASO COUNTY, on INTERSTATE 10, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 1054, Page 363, Official Public Records of Real Property of El Paso County, Texas.

A portion of the land (Tract 1), described in Exhibit A, is no longer needed for state highway purposes.

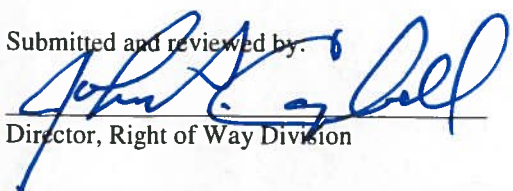
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of land no longer needed for a state highway purpose to abutting or adjoining landowners.

Riddhi Hospitality, Inc., is an abutting landowner and has requested to purchase Tract 1 for \$775,000.

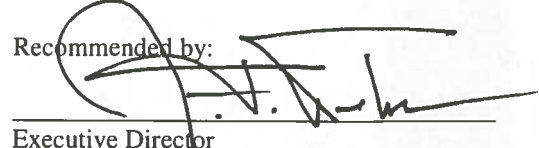
The commission finds \$775,000 to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 are no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 1 to Riddhi Hospitality, Inc., for \$775,000; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles, and interests, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

114107 OCT 30 14

Minute
Number

Date
Passed

EXHIBIT "A"

County: El Paso
Highway: IH 10/SH 20 at Mesa Street
R.O.W. CSJ: 2121-01-090

Page 1 of 3
May, 2014

Description of Tract 1

BEING 1.480 acres (64,467 square feet) of land situated in the A. F. Miller Survey No. 210, El Paso County, Texas, being a portion of a called 17.477 acre tract of land (called Parcel 48) conveyed to the State of Texas by deed dated February 4, 1980 as recorded in Volume 1054, Page 363 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 1.480 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at (N=10,689,790.90, E=360,055.89) at TxDOT Type II Monument found at the intersection of the existing northeast right-of-way line of SH 20 (Mesa Street, width varies per Volume 1054, Page 363, O.P.R.R.P.E.C.) and the existing northwest cutback line of IH 10 (Desert Boulevard, width varies per Volume 1054, Page 363, O.P.R.R.P.E.C.) for an angle point of said Parcel 48; the most southerly southeast corner of Block 1 of the Boykin Commercial District as recorded in Volume 21, Page 6 of the Plat Records of El Paso County (P.R.E.C.), the south corner of a called 1.341 acre tract of land conveyed to Mesa Ten Real Estate Joint Venture by deed dated June 20, 1996 as recorded in Volume 3068, Page 1057, O.P.R.R.P.E.C., and the west corner of the herein described tract, from which a found 5/8-inch iron rod bears South 79°34' West, a distance of 1.16 feet;

- 1) THENCE, North 41°14'15" East, along the existing northwest cutback line of IH 10 and the southeast line of said Block 1 and said 1.341 acre tract, at a distance of 174.68 feet passing a point for the south corner of a called 2.150 acre tract of land conveyed to Riddhi Hospitality, Inc. by deed dated October 19, 2005 as recorded in Document No. 20050095901, O.P.R.R.P.E.C. and the east corner of said 1.341 acre tract, continuing along the existing northwest cutback line of IH 10 and the southeast line of said Block 1 and said 2.150 acre tract for a total distance of 514.68 feet to a 5/8-inch iron rod with TxDOT aluminum cap set on the existing southwest right-of-way line of IH 10 for an angle point of said Parcel 48, the most easterly southeast corner of said Block 1, the east corner of said 2.150 acre tract, and the north corner of the herein described tract;
- 2) THENCE, South 14°03'55" East, along the proposed southwest right-of-way line of IH 10, a distance of 220.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the east corner of the herein described tract;
- 3) THENCE, South 46°10'13" West, along the proposed northwest right-of-way line of IH 10, a distance of 160.46 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described tract;
- 4) THENCE, South 64°57'01" West, continuing along the proposed northwest right-of-way line of IH 10, a distance of 202.74 feet to a 5/8-inch iron rod with TxDOT aluminum cap set on the proposed northeast right-of-way line of SH 20 for the south corner of the herein described tract;
- 5) THENCE, North 75°57'30" West, along the proposed northeast right-of-way line of SH 20, a distance of 96.18 feet to the POINT OF BEGINNING and containing 1.480 acres (64,467 square feet) of land.

EXHIBIT "A"

County: El Paso
Highway: IH 10/SH 20 at Mesa Street
R.O.W. CSJ: 2121-01-090

Page 2 of 3
May, 2014

Description of Tract 1

All bearings and coordinates are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates are surface and may be converted to State Plane (grid) by dividing by the Surface Adjustment Factor of 1.00023100.

Unit of measure is US Survey Foot.

This property description is accompanied by a separate parcel plat of even date.

Date: 5 day of May, 2014




Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
713-861-7068
TBPE Firm No. 1364
TBPLS Firm No. 10019100

EXHIBIT "A"

TRACT 1
P.O.B.
SH 20
PARCEL 48
N.T.S.

J. WHITTAKER SURVEY NO. 134

0 100 200
SCALE: 1" = 200'

NOTES:

1. ABSTRACT DATE: MARCH, 2014.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO STATE PLANE (GRID) BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00023100.
3. FIELD SURVEYS WERE PERFORMED MARCH, 2014.
4. UNIT OF MEASURE IS U.S. SURVEY FOOT.
5. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE.

TRACT 1
1.480 ACRES
(64,467 SQ. FT.)

LEGEND

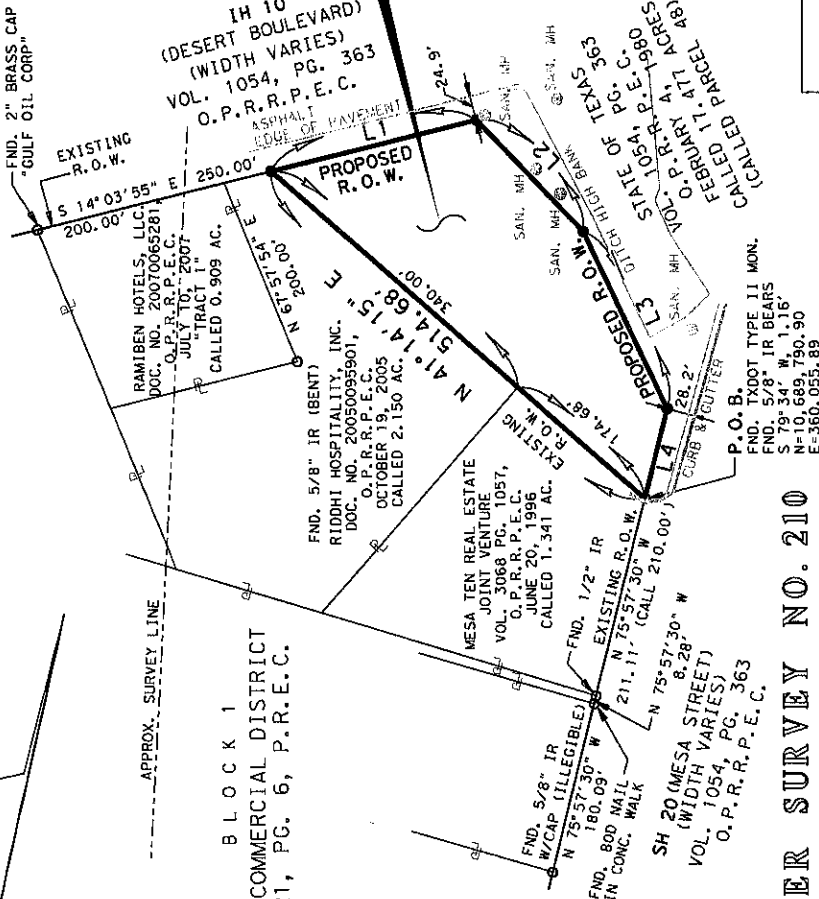
- EXISTING R.O.W. LINE
 - PROPOSED BOUNDARY LINE
 - PROPERTY LINE
 - BLOCK LINE
 - SURVEY LINE
 - PLAT RECORDS OF EL PASO COUNTY, TEXAS
 - DEED RECORDS OF EL PASO COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF EL PASO COUNTY, TEXAS
 - FOUND (AS INDICATED)
 - SET 5/8" I.R. W/1X200' ALUMINUM CAP
 - UNLESS OTHERWISE NOTED
 - FOUND 1X200' TYPE II R.O.W. MONUMENT
- P.R.E.C.
D.R.E.C.
O.P.R.R.P.E.C.
- ○
□

LINE TABLE		
NO.	BEARING	DIST.
L1	S 14° 03' 55" E	220.00'
L2	S 46° 10' 13" W	160.46'
L3	S 64° 57' 01" W	202.74'
L4	N 75° 57' 30" W	96.18'

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPE FIRM NO. 1364
TBPLS FIRM NO. 10019100

PARCEL PLAT

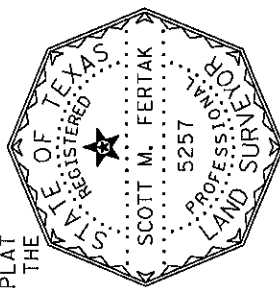
SHOWING
BOUNDARY SURVEY OF
TRACT 1
1H 10/SH 20 AT MESA STREET
EL PASO COUNTY
ROW C.S. J. NO. 2121-01-090
MAY, 2014



A.F. MILLER SURVEY NO. 210

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



REMAINDER OF PARCEL 48		
EXISTING	TAKING	REMAINING
17.477 AC.	1.480 AC.	15.997 AC.